



City of Carmel

CANCELLED:

**Carmel Board of Zoning Appeals
Regular Meeting
Monday, August 24, 2020**

The regular BZA meeting is cancelled due to no items to review.

~~Time: 6:00 PM~~

~~Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032~~

PLEASE NOTE:

- ~~There are two ways to view the meeting: In person, or watching the live stream or recording through this web link: <http://carmel.in.new.swagit.com/views/1>.~~
- ~~While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.~~
- ~~Seats will be marked by tape where people may sit.~~
- ~~Face masks are required to be worn.~~
- ~~Due to limited seating in the Council Chambers, it's highly encouraged to watch the meeting from home.~~

Agenda:

- A. ~~Call to Order~~
- B. ~~Pledge of Allegiance~~
- C. ~~Roll Call~~
- D. ~~Declaration of Quorum~~
- E. ~~Approval of Minutes of Previous Meetings~~
- F. ~~Communications, Bills, and Expenditures~~
- G. ~~Reports, Announcements, Legal Counsel Report, and Department Concerns~~
- H. ~~Public Hearings~~

TABLED TO SEPT. 28 - (V) Schoeff Residence, Fence Variance.

The applicant seeks the following development standards variance approval:

1. ~~Docket No. PZ-2020-00114 V — UDO Section 5.09.B — Fences in front yard can only be 42" tall and must have at least 25% visibility through, 6' privacy fence requested.~~ The site is zoned R2/Residence. It is located at 14 Beechmont Dr. Filed by Donald D. Schoeff, Jr., owner.

TABLED TO SEPT. 28 - (V) Evans Residence, Fence Variance.

The applicant seeks the following development standards variance approval:

2. ~~Docket No. PZ-2020-00115 V — UDO Section 5.09.B — Fences in front yard can only be 42" tall and must have at least 25% visibility through, 6' privacy fence requested.~~ The site is zoned R3/Residence (Home Place Subdivision Lots 15-16). It is located at 1105 E. 106th Street. Dr. Filed by Joe Evans, owner.

TABLED TO SEPT. 28 - (V) VOWC Family Express Gas Station.

The applicant seeks the following development standards variance approvals:

3. ~~Docket No. PZ-2020-00093 V — VOWC PUD Section 8.11 — Buildings in Peripheral Retail Area shall be designed in conformance with the Peripheral Retail Area Design Guidelines, Deviation from guidelines requested.~~

4. ~~Docket No. PZ-2020-00094 V — VOWC PUD Section 15.8.1.D — Required 10' build-to-line unless otherwise indicated on an approved final plat or in another recorded instrument, 118' requested.~~
5. ~~Docket No. PZ-2020-00095 V — VOWC PUD Section 15.11 — Accessory buildings may be located in the rear and side yards behind the rear facade of the principal structure, Accessory structure located in front of primary structure requested.~~
6. ~~Docket No. PZ-2020-00096 V — VOWC PUD Sections 16.17.A & 16.17.D.5 — Stacking shall be confined to the sides and rear of the parcel, Stacking in front requested. Also the minimum number of vehicle stacking spaces required for drive-thru lanes shall be 3 measured from the gas pump island, Request to include car parked at pump.~~ The site is located at 2425 Harleston St. (in Village of WestClay subdivision, Section 6003B, Block B.) It is zoned Village of WestClay PUD/Planned Unit Development Ordinance Z-465-04, as amended. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Brenwick TND Communities, LLC.

- I. — New Business
- J. — Old Business
- K. — Adjournment

Filename: 8.24.2020 regular meeting

Dated: Aug. 14, 2020
Joe Shestak, Secretary
Carmel Board of Zoning Appeals
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317-571-2419